

**PLANNING BOARD PUBLIC MEETING
TOWN OF LITCHFIELD**

Held on OCTOBER 2, 2018

minutes approved on 11/20/2018

The Litchfield Planning Board held a meeting in the Town Hall conference room, 2 Liberty Way, Litchfield, NH 03052 on Tuesday, October 2, 2018 at 7:00 p.m.

MEMBERS PRESENT: Mike Croteau - Chairman, Kimberly Queenan - Vice-Chairman
Joe Blanchette - Clerk, Dennis Page, Tony Turecki - Alternate, Steven Webber -
Selectmen's Rep.

MEMBERS ABSENT: Tyler Perrin, Kate Stevens - Alternate

ALSO PRESENT: Joan McKibben (P.B. Admin. Assistant), Jay Minkarah (Executive
Director Nashua Regional Planning Commission - NRPC)

CALL TO ORDER

Mr. Croteau called the meeting to order at 7:00 p.m. and led the Board in the Pledge of Allegiance. Roll call of members.

The Chairman appointed Tony Turecki as a voting member for this meeting.

Public Input: No Public input on non-agenda items.

AGENDA ITEMS:

Denise Jean & Stephen Wilchins subdivision of one lot into two Map 6 Lot 88, 10 Lilac Ct. in the residential zone.

To present the application are Gregg Jeffrey, Denise Jean.

All the paperwork is complete, abutters have been notified and fees paid.

Joe B. made a MOTION to accept the plan for completeness. Steven W. seconds the motion. Motion carries 6-0-0

Gregg Jeffrey explains the application. This is a 19.5 acre lot at the end of Lilac Ct. on a cul-de-sac. The land is level but involves wetlands and hummocks.

There is a pre-existing gravel haul road to the back of the property. The proposed drive will share the existing drive for 65', with an easement, to reach the existing gravel haul

road. There is an existing 12" drainage structure under the gravel haul road. There is no new curb cut off of Lilac Ct. The new lot will be 4.99 acres the existing house lot will contain 14.9 acres.

The applicant has received a special exception from the Zoning Board to allow construction of a driveway which would encroach into the wetlands conservation district buffers. They have also received a variance to allow a residential lot with 102.72' of frontage where a minimum of 150' is required.

The following waivers from the subdivision regulations were requested:

Sections 530.00g & 150.7 - location of soil types and soil boundaries

Sections 530.00 k, m & 150.00 q - drainage plan, erosion control plan, and stormwater drainage plan, and

Sections 150.7 f & 530.00e - Topography of entire lot

Section 520 e – location of existing septic system, wells and protective well radii within 100 feet of the parcel;

Sections 520 g – location of existing driveways within 200 feet of the property boundary.

Gregg J. explained the reason for the waivers. Jay M. due to the large size of the lots and low impact of the subdivision the waivers are reasonable.

The Chair asks for public input, there was no public input.

A MOTION to approve all of the waivers was made by Joe B. and seconded by Dennis Page. The motion carries 6-0-0.

There is no further input from the Board.

A MOTION to approve the subdivision with the following conditions is made by Joe B.:
Seconded by Kim Q.

- A note stating the purpose of the plan
- A note with Zoning District information
- A note referencing the frontage Variance granted on 8/08/18
- A note referencing the Special Exception granted on 8/08/18
- Addition of a "Notes" section title with correct numeration
- Plan copies with professional seals & signatures
- Original Mylar with professional seal & signatures
- All fees paid, and escrow maintained as required
- State subdivision approval (Sub-Surface/Septic)
- A street number issued by Litchfield Fire.

The motion carries 6-0-0.

Other Business

Jay M. reminds the Board we are in the season for zoning amendments to prepare for hearings in January. Possible amendments would be making sure the agribusiness is up to date and looking at a model solar ordinance.

Kim Q. will be meeting with Troy Brown (Town Administrator) to discuss separation of powers in the demolition ordinance. Also to tell him about the build out population.

Committee Reports

Mike C. is the only Litchfield resident on the Lower Merrimack River Local Advisory Committee (LMRLAC). Gene Porter, Chair of LMRLAC is stressing the need for two people from Litchfield on the committee.

They meet the fourth Thursday of the month (if they have applications) at the Nashua Public Library 7:00 pm

Kim Q. and Mike C. attended the quartley NRPC meeting.

Statewide transportation project update was discussed also a study on becoming an age friendly town.

Kim has updated the names for Cassie Mullen in the Community Design section of the Master Plan update.

September 18, 2018 minutes

Kim Q. made a MOTION to approve the 9/18/2018 minutes seconded by Joe B.

Motion carries 4-0-2.

Mike C. questions the Capital Improvements Program, he will contact Troy to try and get this in motion.

Joe B. made a MOTION to adjourn at 7:50 p.m. Kim Q. seconds the motion.

All in favor

Respectfully Submitted,
J. McKibben

